

Government of the District of Columbia
ZONING COMMISSION



Zoning Commission Order No. 57
December 8, 1972

Pursuant to notice, a hearing of the Zoning Commission was held November 15, 1972 to consider amendments to the text of the Zoning Regulations. Thereafter, having met in Executive Session, the Commission hereby ORDERS the following changes in the text of the Zoning Regulations:

1. Change sub-section 5102.1 to read as follows:

5102.1 - The C-2 District --Community Business District --is divided into C-2-A and C-2-B Districts. The C-2-A District is designed to provide facilities for shopping and business needs for large segments of the city outside of the central core. Such districts would be located in low-density residential areas with access to main highways and will include office employment centers. Normally the C-2-A District will be tributary to large residential areas and would permit development to medium proportions. It is within this district that designed shopping centers would be encouraged.

The C-2-B District is intended to serve smaller service areas with similar commercial purposes as the C-2-A District, and at the same time provide for increases in residential development. Such districts would be compact and located adjacent to medium-high and high density residential

areas such as R-5-C, R-5-D and SP Districts, in Uptown Centers and at major rapid transit stops. In such areas the permitted height of buildings, floor area ratio, and percentage of lot occupancy may be increased to the same extent as in the nearby residential district. The C-2-B District standards differ from the C-2-A District in that they regulate uses vertically within buildings or structures. In the ground floor story all uses allowed in the C-2-A District are permitted: in the second story, offices or residences are permitted: and in all subsequent stories only residential uses shall be located. The primary purpose of the C-2-B zone therefore is to provide locations for high density apartments, but which contain at street level, in compact configurations, when the marketplace dictates, a large variety of retail, commercial, business, and professional services to serve the surrounding neighborhood.

2. Change paragraph 5102.51 to read as follows:

5102.51 The ground floor story may be occupied by residential uses or by uses first permitted in the C-1 or C-2 District,

3. Change paragraph 5102.52 to read as follows:

5102.52 The second story shall be occupied by residential uses, except in buildings where the ground floor story is used for non-residential purposes. Where the ground floor story is used for non-residential purposes, the second story may be occupied by office or residential uses.

4. Change paragraph 5102.54 to read as follows:

5102.54 In structures which are designed for the ground floor or ground floor and second stories to be used for other than residential purposes and so as to exercise a reasonable degree of control of the entrance way and lobby to the permitted residential uses, not less than 500 square feet or 2 percent of the gross floor area, whichever is the greater of the ground floor story shall be used as an entrance or lobby to serve the upper story. Elevator shafts, stairwells and hallways which are secondary entrances or exits and ramps from a parking garage shall not be included as part of the required area for the entrance way or lobby. Furthermore, the principal entrance way and lobby serving the upper stories shall be in the ground floor story and entirely separated from any permitted retail or commercial use in the ground floor story. No direct access from the residential entrance way or lobby to any retail or commercial use shall be permitted.

5. Add paragraph 5102.55 to read as follows:

5102.55 All new buildings shall be not less than three stories in height.

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These Amendments shall become effective upon publication in a daily newspaper of general circulation in the District of Columbia and the District of Columbia Register.

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